

Planning Commission Meeting Minutes

Tuesday, July 11, 2023

7:00 P.M.

THE MEETING WAS HELD IN-PERSON, VIA ZOOM, AND STREAMED ON FACEBOOK LIVE

A. GENERAL FUNCTIONS

1. Call to Order: 7:02 p.m.
2. In Attendance:

Joseph Pampanin
Robert Lepley
Don Werkheiser
Larry O'Donnell
Maria Diaz-Joves
Liz Thompson

Also in attendance: Kris Russo, Ed Andres, and Bryan Smith. Cathy Hartranft, Tom Rieger, and Holly Schultheis were in attendance via Zoom.

B. REVIEW & DILIBERATION

City of Bethlehem Act 537: Bryan explained letter and plan related to The City of Bethlehem making improvements to sewage facility.

Maria Diaz-Joves motioned to recommend the Council approve the plan and note that future development within Hellertown Borough will take place adding more usage to the sewer system. Seconded by Larry O'Donnell. All Ayes, motion carries.

C. NEW BUSINESS

Sketch Plan Review: 1770 Main Street Sketch

Rob DeBeer, Peron Development presented. He stated LVHN intends to purchase and develop the property into a 3-story medical facility. The first floor being an acute care facility and floors 2 and 3 being used for medical offices.

Mary Bachert, Bohler Engineering explained the site access issues and went over entrance and exit points, including access to and from the site via Franklin and Williams Streets.

John Wichner, traffic engineer with McMahon Associates went over issues with PennDOT and described the TIS scoping meeting and explained the process of a full traffic impact study to PennDOT.

Joe Pampanin stated he was concerned with traffic stacking on Kichline and Kiernan and asked if the new signal poles could have special brackets to mount signs that hold up better over time.

Larry O'Donnel inquired if anything could be done about cars bypassing Main Street to get around traffic which would put them on Oak Street. Mary stated that the impact study will look at all roads around the project.

Maria Diaz-Joves asked if Franklin and Williams Street are big enough, and in good enough repair to handle increased traffic. Rob DeBeer stated that Williams and Franklin Streets will be improved as much as the Ordinance requires.

Resident, Diane Bauchman, asked questions related to parking concerns and headlight glare.

John, project architect, explained why the building will be three stories and talked about colors, materials, and design items.

Joe Pampanin asked if the project could include larger trees due to the scale and size of the project.

Rob DeBeer mentioned that waivers will need to be obtained for some things due to environmental limitations. He also stated that the operator may request ZHB relief for signage.

Mary Bachert went over storm water and explained that all requirements would be met on this project.

The applicant plans on being back with a preliminary plan within a few months for formal review.

D. OLD BUSINESS

Continued discussion on Zoning/SALDO

E. ADJOURNMENT

Motion made by Liz Thompson, seconded by Don Werkheiser, to adjourn the meeting at 8:07 p. m. All ayes, motion carried.

Respectfully submitted by,

Holly Schultheis